FOR SALE

Langley Bypass Auto Centre

FULLY LEASED AUTOMOTIVE PROPERTTY IN LUXURY AUTOROW

20875 - 20795 LANGLEY BYPASS

CBRE

OPPORTUNITY

A rare chance to acquire a fully leased automotive-oriented asset in one of Langley's most established commercial corridors. The Property offers stable in-place income, strong tenancy, and exceptional exposure along the Langley Bypass.

LEGAL DESCRIPTION
Lot A, District Lot 308 Group 2 New Westminster District Plan 40460

PROPERTY ID
027-871-592

ZONING
C2 (Service Commercial)

ENVIRONMENTAL
Phase 1 + 2 Completed 2022

SITE SIZE
1.863 acres

GROSS PROPERTY TAX (2026)
$133,876.33

ASSESSED VALUE (2025)
$14,001,000

NOI 2026
$625,000

NOI STABILIZED INCOME
~$770,000 (BASED ON $20 PSF)

AVERAGE LEASE RATE
$16.50 per sq. ft.

PRICE
Contact Agent

BUILDING AREA

20785 LANGLEY BYPASS

Main Floor	21,829 sq. ft.
Mezzanine	1,242 sq. ft.
Total	23,071 sq. ft.

20795 LANGLEY BYPASS

Main Floor	12,400 sq. ft.
Mezzanine	1,615 sq. ft.
Total	14,015 sq. ft.

TOTAL BUILDING AREA - 35,502 SQ. FT.

A PREMIER AUTOMOTIVE CORRIDOR

Located just east of 200th Street along the Langley Bypass, the Property sits within a dominant automotive node alongside major dealerships including Mercedes-Benz, BMW, and Porsche. The Langley Bypass is one of the Fraser Valley's primary commercial corridors, carrying over 55,000 vehicles daily and providing direct access to Highway 1, Highway 10, Highway 15, and Fraser Highway.

55,000 VEHICHLES DAILY

MAJOR FRASER VALLEY RETAIL NODE

EXCELLENT REGIONAL CONNECTIVITY

GROWTH, DEMAND, AND PROVEN INCOME STABILITY

The City and Township of Langley are home to approximately 150,000 residents and are projected to grow by nearly 10% over the next five years.

Continued population growth, increasing vehicle ownership, and ongoing expansion of the surrounding commercial corridor support sustained demand for automotive-related services.

The Property is fully leased to an established roster of automotive and service-oriented tenants with long-term operating history within the project. Several tenants have expanded their footprint over time, reflecting the strength of the location and the functionality of the asset. Positioned within a well-established automotive corridor, the Property continues to benefit from consistent tenant demand and a highly specialized commercial ecosystem.

INVESTMENT HIGHLIGHTS

- Stable income-producing asset with long-term upside
- 100% leased with stable and diversified tenancy
- Long-term tenants with demonstrated history of expansion
- Strong automotive cluster adjacent to major dealerships
- Strong street parking and on-site circulation
- Convenient Langley Bypass + 64 Ave access
- Rare C2 (Service Commercial) zoning allowing flexible use

DESIGNED FOR AUTOMOTIVE FUNCTIONALITY

The Property features three high-exposure end-cap units with fenced yards, efficient vehicular circulation, and two way access to the Langley Bypass, providing excellent visibility and accessibility for both tenants and customers. This functionality is further supported by generous on-site and street parking, enhancing ease of access and overall user convenience.

BUILDING FEATURES:

- Concrete block construction
- Grade-level loading
- 600 / 800 amp three-phase power
- 18’–22’ clear ceiling heights
- Asphalt paved yard for circulation and storage
- Generous on-site vehicle parking
- Duel street access (ByPass + 64 avenue)
- New roof on 20785 in 2022
- Originally built in the 1970s with upgrades completed in 2008

SITE PLAN

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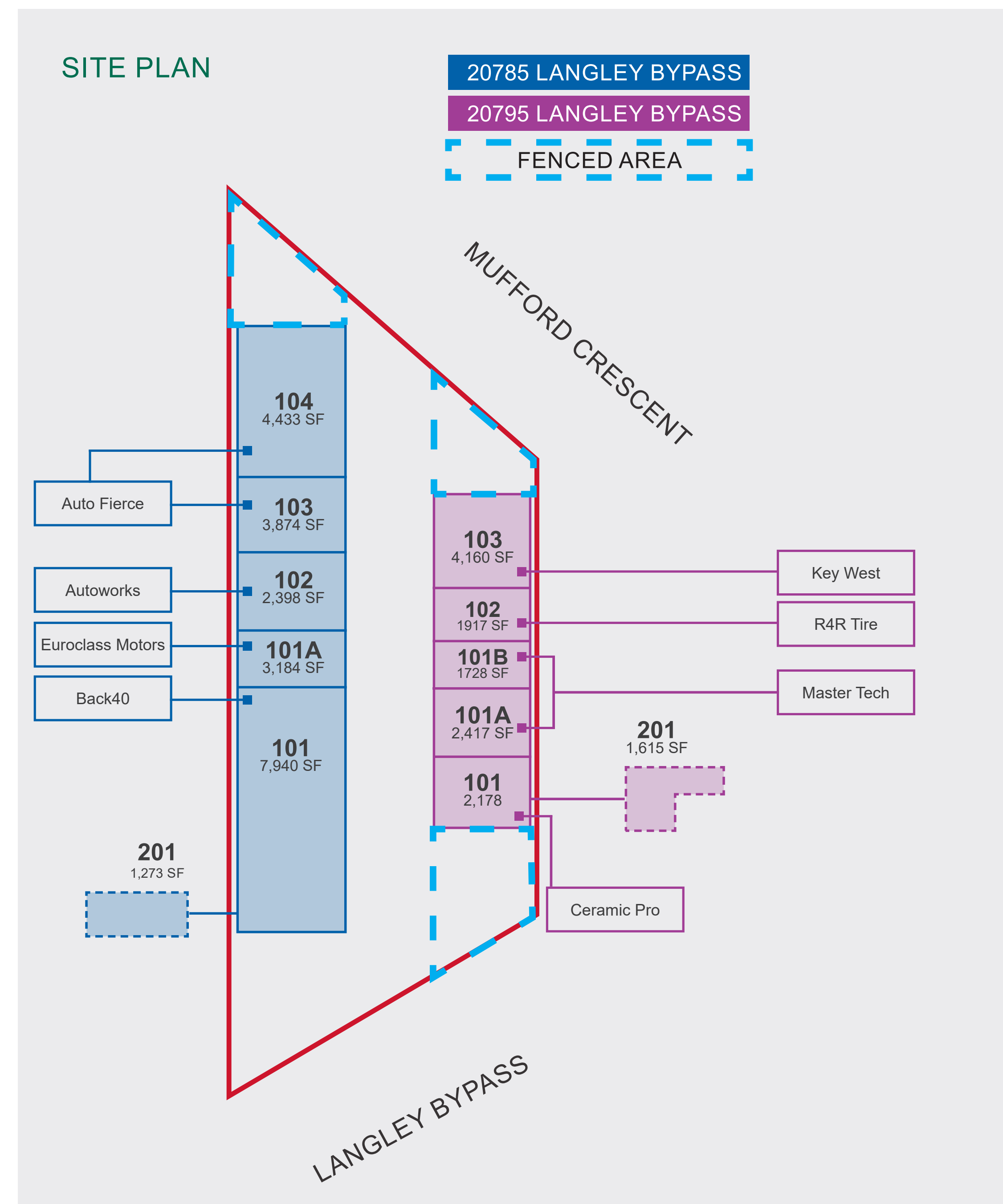

For more infomation please contact:

Maureen Mounzer

Vice President
Commercial Sales & Leasing
+1 604 669 1466
Maureen.Mounzer@cbre.com

Daniel McGauley

Senior Vice President
Industrial Properties
+1 604 669 1466
Dan.Mcgauley@cbre.com

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